

# Comprehensive Plan Update

---

## Proposed Future Land Use & Character Map

Workshop Item 7.2  
June 24, 2021

# Timeline

- 2019-2020 - The Next 10 evaluation & report
- Ongoing - text and map edits
- **Mid-June - P&Z and Council workshops on proposed Future Land Uses**
- Late July-early Sept. - Public engagement
- Mid-Sept. - Recommendations from other boards
- Sept. 16 - P&Z meeting for possible recommendation
- Oct. 14 - City Council for possible adoption
- Oct. / Nov. - Impact Fee Studies presented



# Next 10: Big Picture Recommendations

- A. Consider renaming chapters to reflect aspirations
- B. Refine the vision statement and goals
- C. Refine the Concept Map
- D. Refine the Future Land Use Map**
- E. Prioritize areas for additional detailed planning
- F. Refine the Thoroughfare Plan
- G. Refine the Annexation Priorities and Phasing Plan
- H. Add a chapter about partnerships and collaboration
- I. Revise the Plan's recommendation structure and format

# Coordinated Efforts



Comprehensive  
Plan

- Future land uses
- Thoroughfare plan
- Population projections:  
2.8% annual growth  
162,500 by 2030



Impact  
Fee  
Studies

- Water
- Wastewater
- Roadway



Travel  
Demand  
Model

- Roadway network

# Public Engagement & Notification

- Next 10 email list
- Neighborhood eNews
- Mailed notifications
- Blog post
- Social media
- Local media
- TAMU student engagement




# Interactive Map

## Future Land Use Survey 123 Dashboard



### INSTRUCTIONS

**1. VIEW THE DRAFT FUTURE LAND USE MAP** in the larger map on the left hand side of the screen to see the proposed changes to the Future Land Use Map. You can click on properties to see the proposed change and description.

You can also search by address by using the  tool in the upper right hand corner of the map. You can toggle the layers of the map on and off by selecting the  icon on the upper right corner of the map. To turn a layer on or off click on the  icon in the layer list.

**2. FILL OUT THE SURVEY** located on the right side of the screen by filling in the blanks. This is where you will leave your comments on the Draft Future Land Use Map and place points on the map where you would like to provide feedback.

\*\* You can fill out the survey multiple times if you have multiple points you would like to provide feedback on \*\*

**3. ADD A 'NEW COMMENT' POINT** to the map by placing a point where you would like to provide feedback in the smaller interactive map on the right. After you have placed your point, fill out the 'Comment on Map' portion to leave your comment regarding that point.














**4. SUBMIT** the survey by clicking 'Submit' at the bottom.

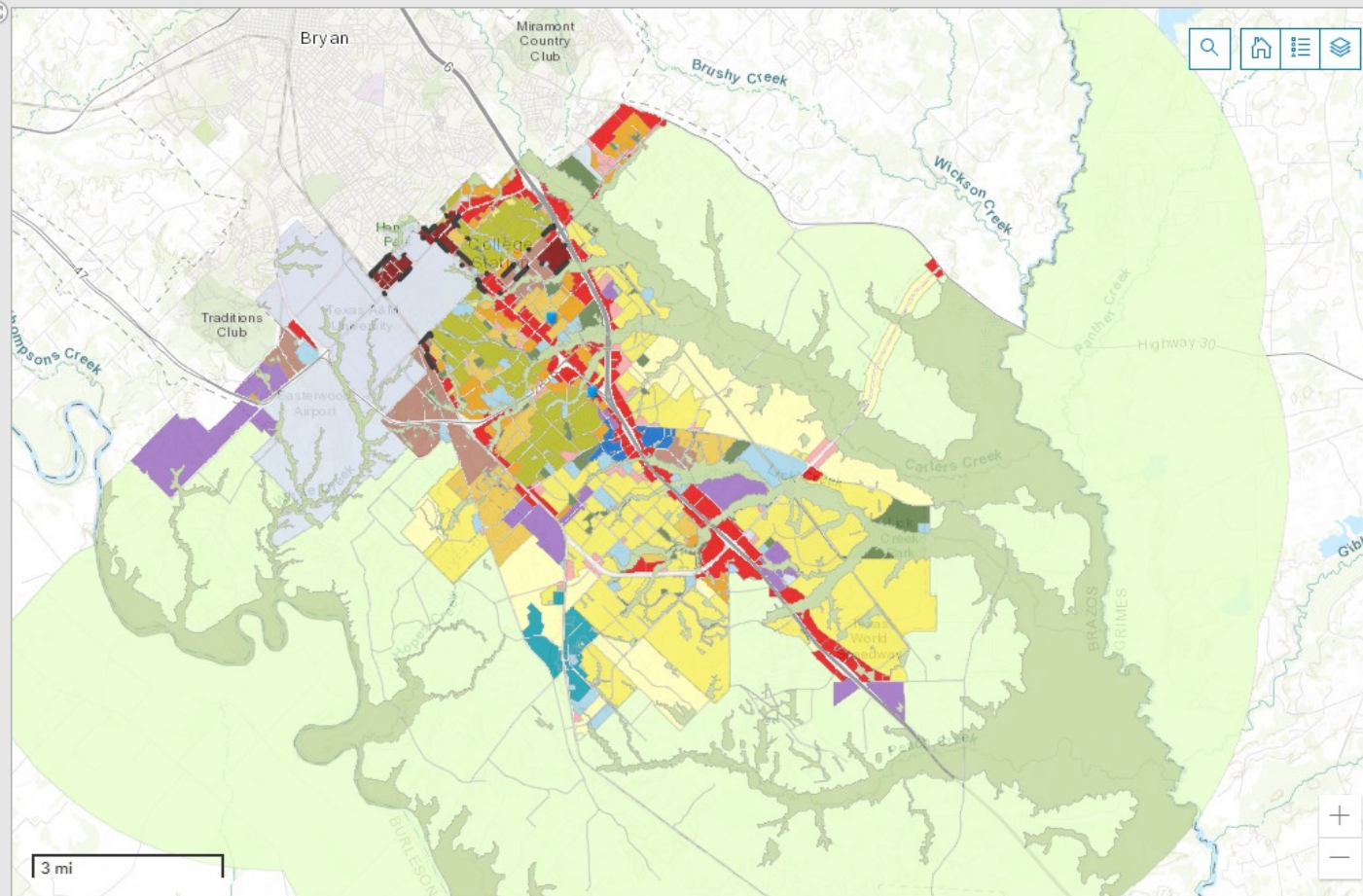
### Public Comment

 Survey Point

### Draft Future Land Use Layer

#### FLU\_Descri

-  Redevelopment Areas
-  Urban Center
-  Neighborhood Center
-  General Commercial
-  Neighborhood Commercial
-  Business Center
-  Urban Residential
-  Mixed Residential
-  Suburban Residential
-  Estate Residential
-  Rural
-  Neighborhood Conservation
-  Medical



City of College Station, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

Powered by Esri

### Proposed Future Land Use DRAFT

Description content for the survey

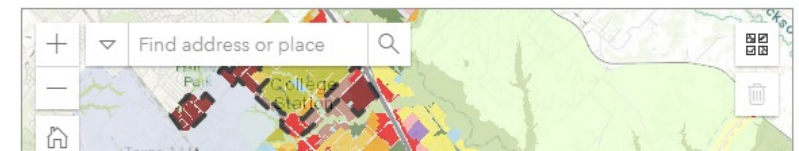
Name\*

Email

Date\*

### New Comment

Place a point on the map in an area you would like to make a comment about the proposed Future Land Use

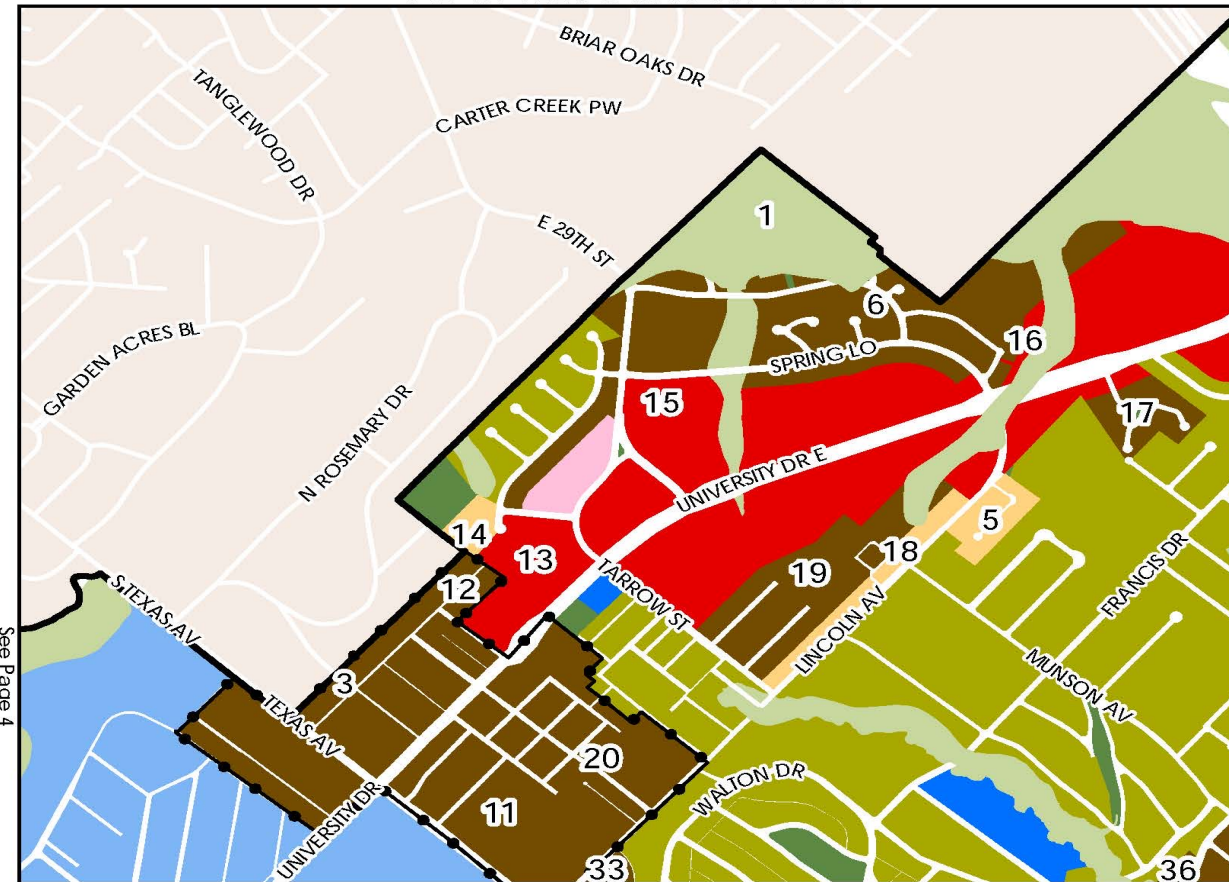


# Future Land Use Categories

Existing categories		Proposed categories	Map color
<b>Mixed Use Areas</b>			
1	Urban Mixed Use	Urban Center	
2	Village Center (unmapped)	Neighborhood Center	
<b>Commercial Areas</b>			
3	General Commercial	General Commercial	
4	Suburban Commercial	Neighborhood Commercial	
5	Business Park	Business Center	
<b>Neighborhood and Residential Areas</b>			
6	Urban	Urban Residential	
7	NEW	Mixed Residential	
8	Restricted Suburban	Suburban Residential	
	General Suburban		
9	Estate	Estate Residential	
10	Neighborhood Conservation	Neighborhood Conservation	

Existing categories		Proposed categories	Map color
<b>Institutional and Special Districts</b>			
11	Texas A&M University	Texas A&M University	
12	Institutional/Public	Institutional/Public	
	Utilities		
13	Medical Use	Medical	
14	Wellborn Preserve (open) Wellborn Estate (open) Wellborn Business Wellborn Commercial Wellborn Preserve Wellborn Estate Wellborn Restricted Suburban Wellborn Suburban	Wellborn	
<b>Limited Development Areas</b>			
15	Natural (protected)	Parks and Greenways	
16	Natural (reserved)	Natural Areas	
17	Rural	Rural	

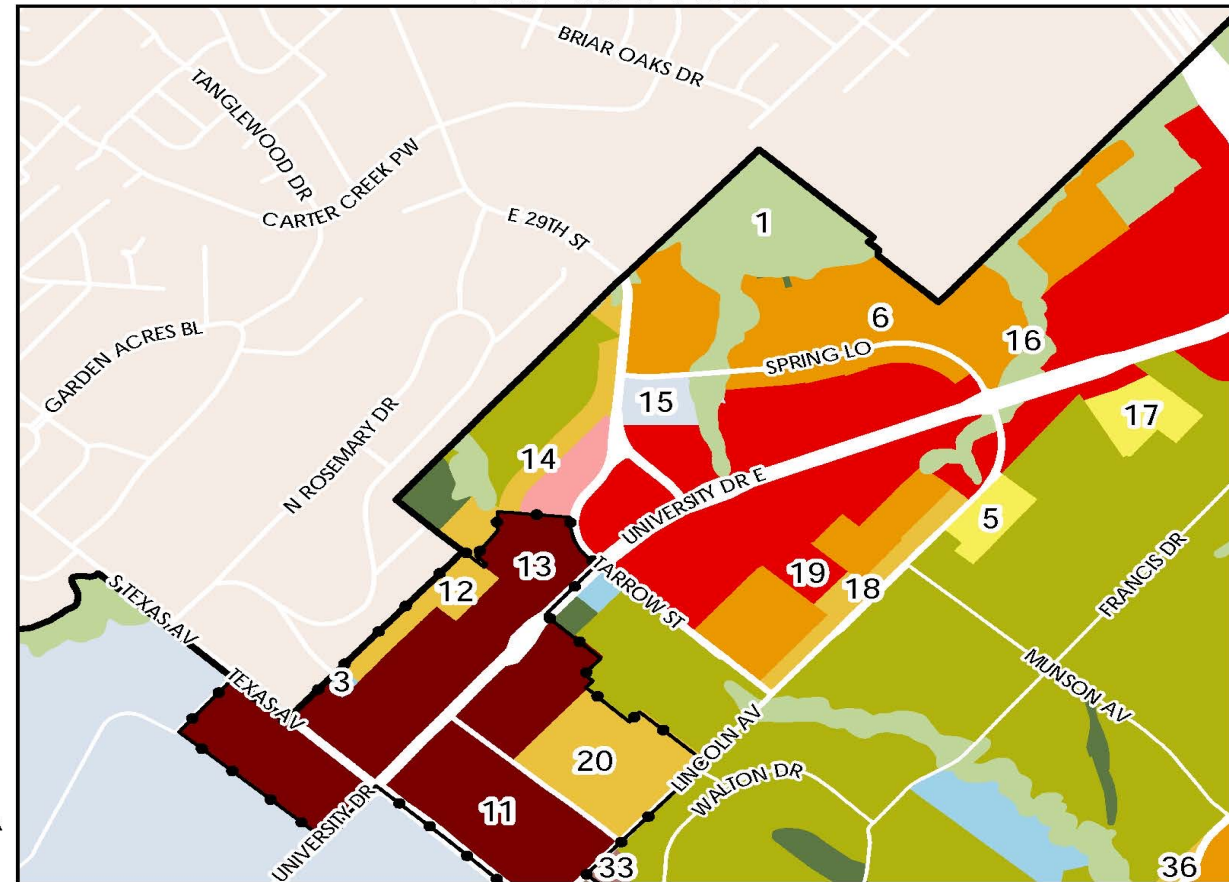
## ADOPTED/CURRENT PLAN



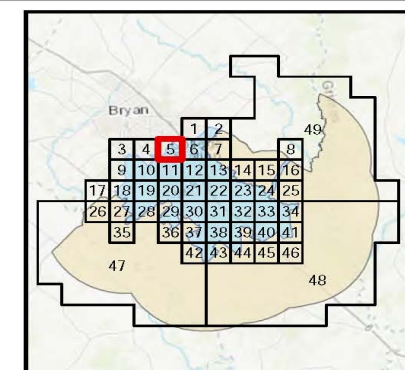
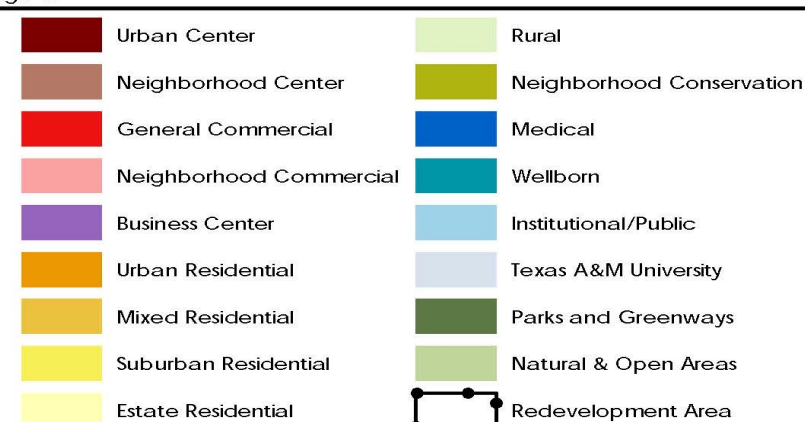
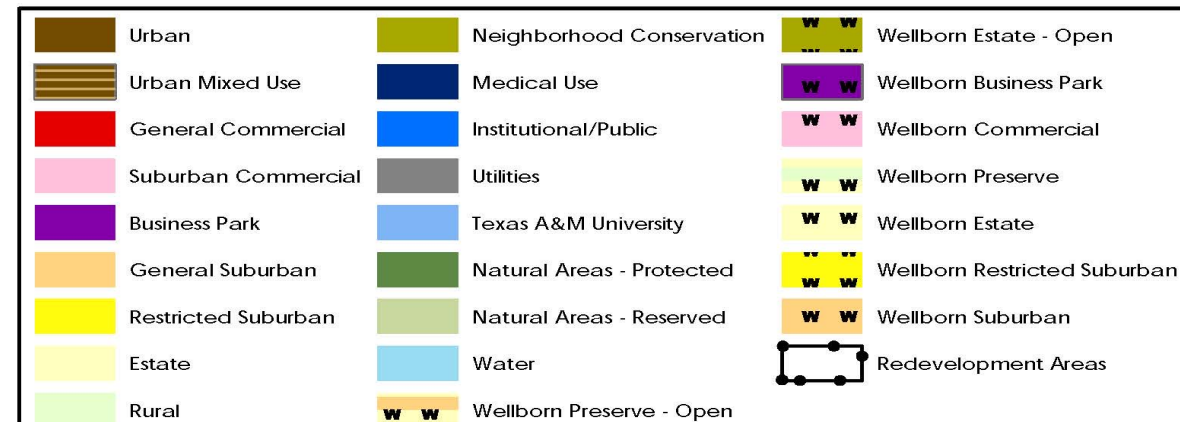
See Page 11

## PROPOSED PLAN

[DRAFT]



See Page 6

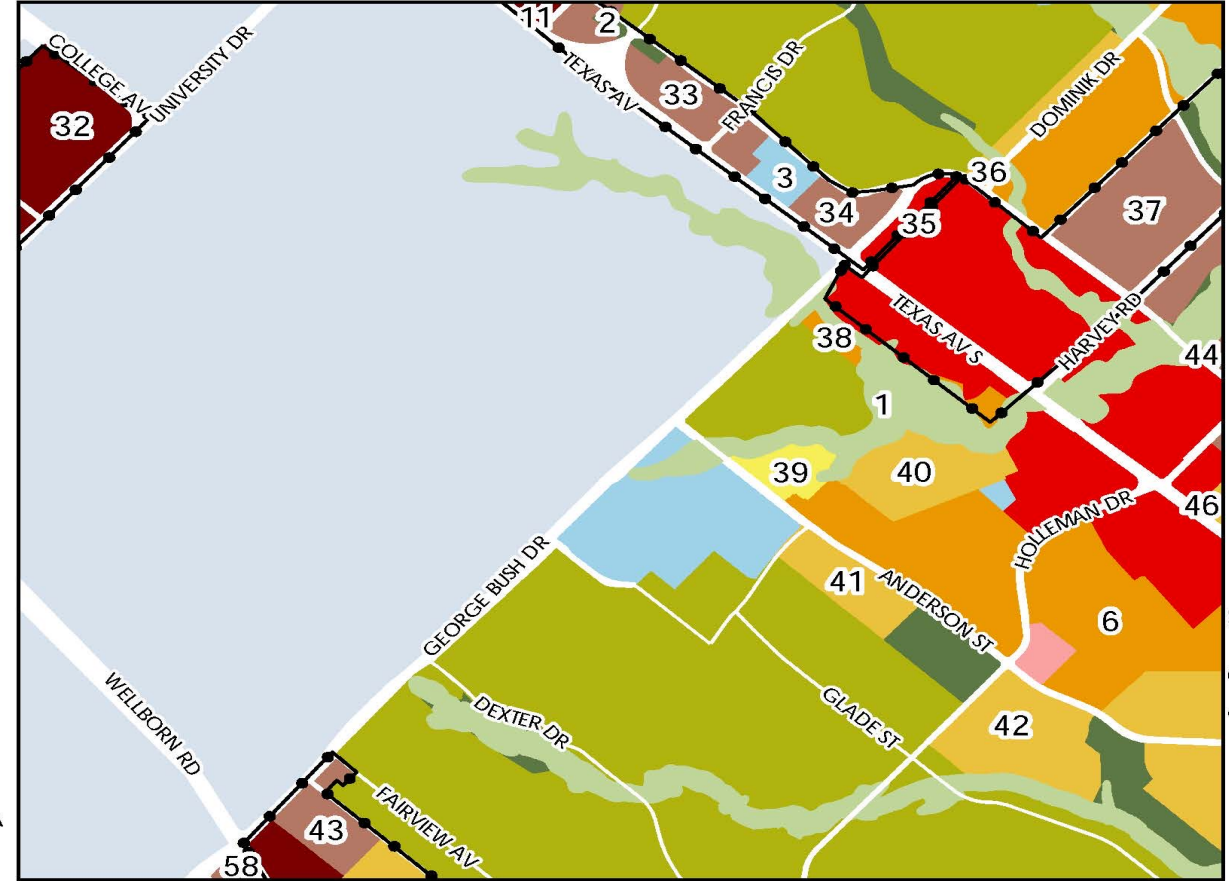
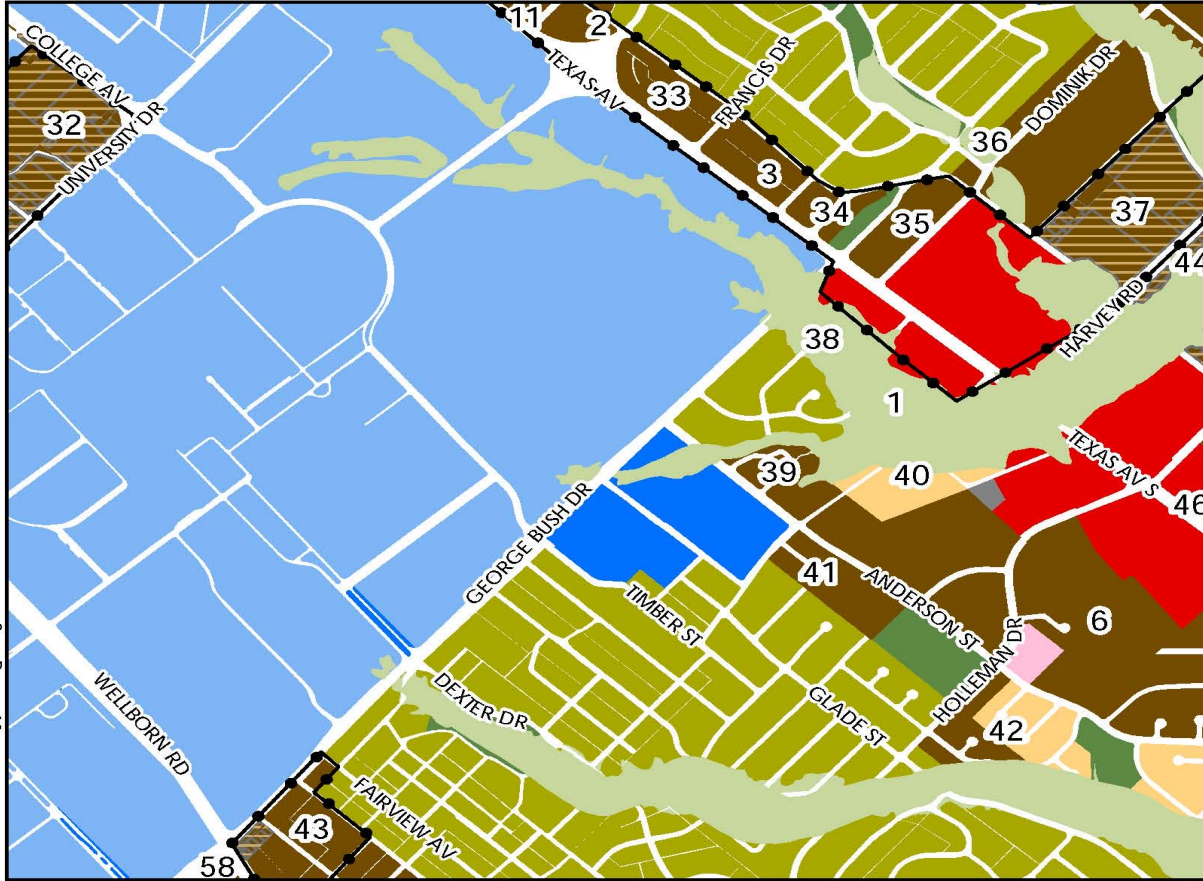


# ADOPTED/CURRENT PLAN

See Page 5

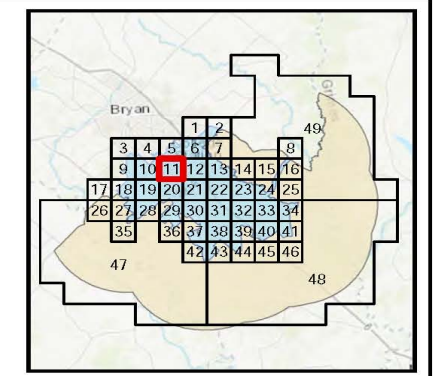
# PROPOSED PLAN

[DRAFT]



Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

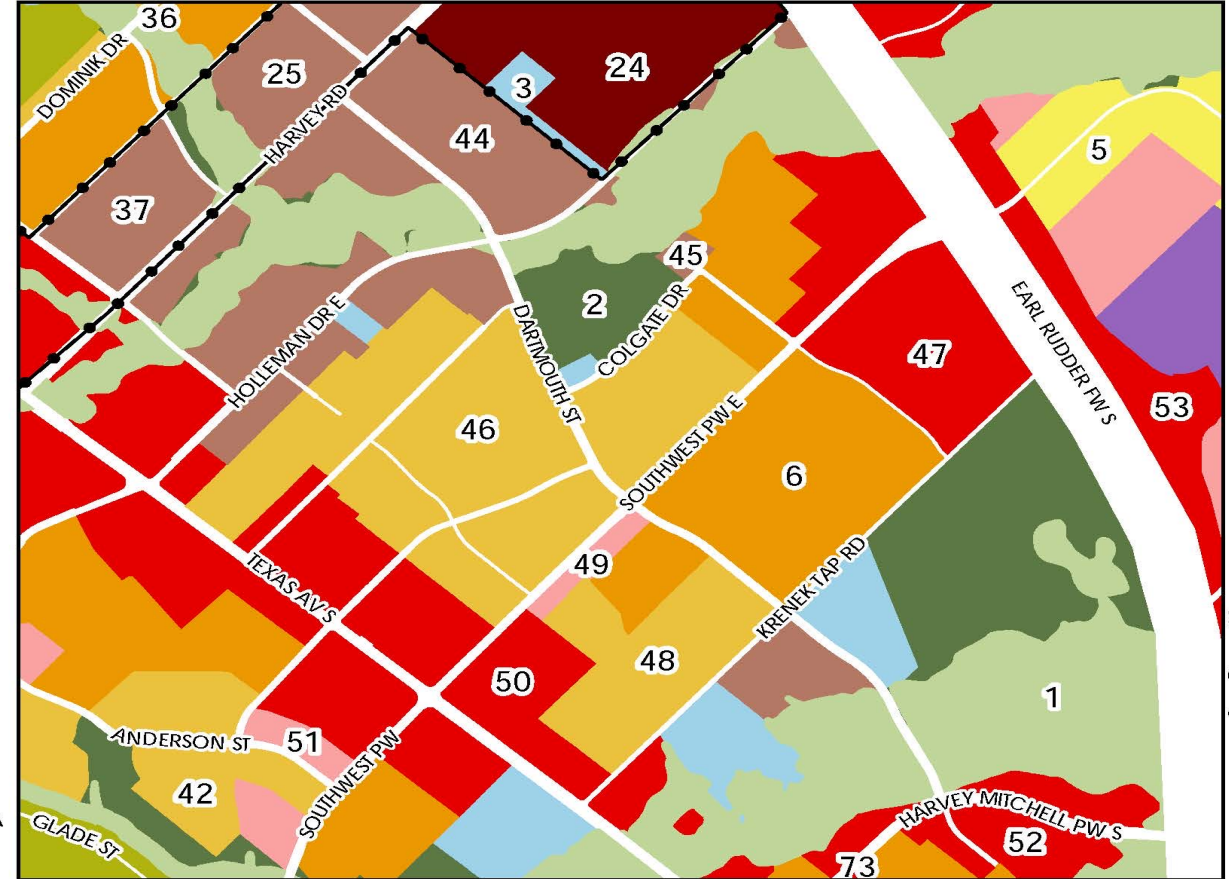
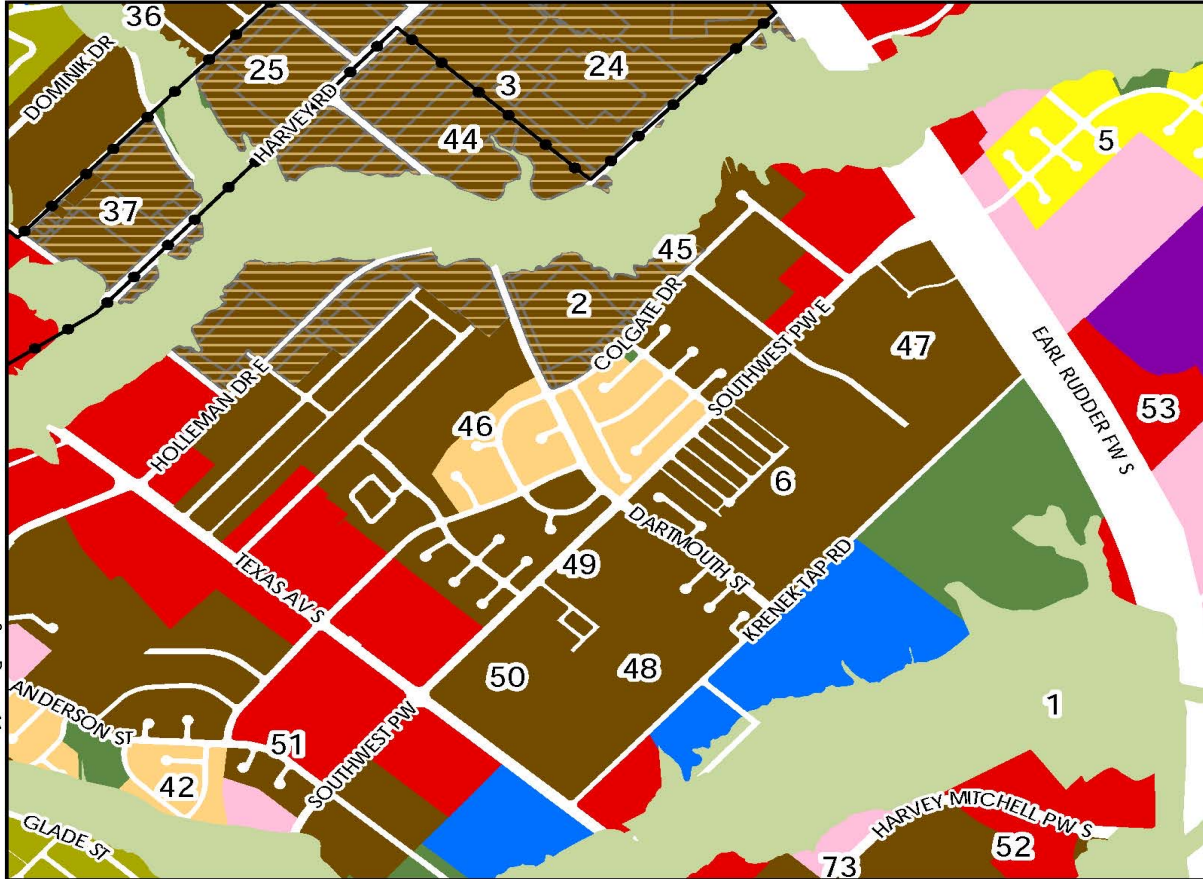


# ADOPTED/CURRENT PLAN

See Page 6

# PROPOSED PLAN

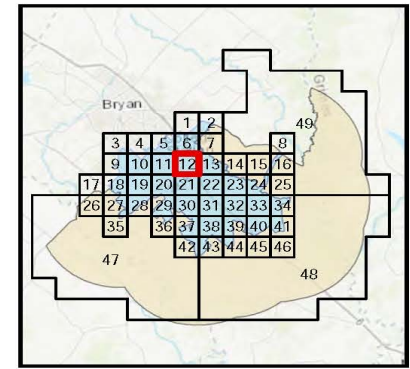
[DRAFT]



See Page 21

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

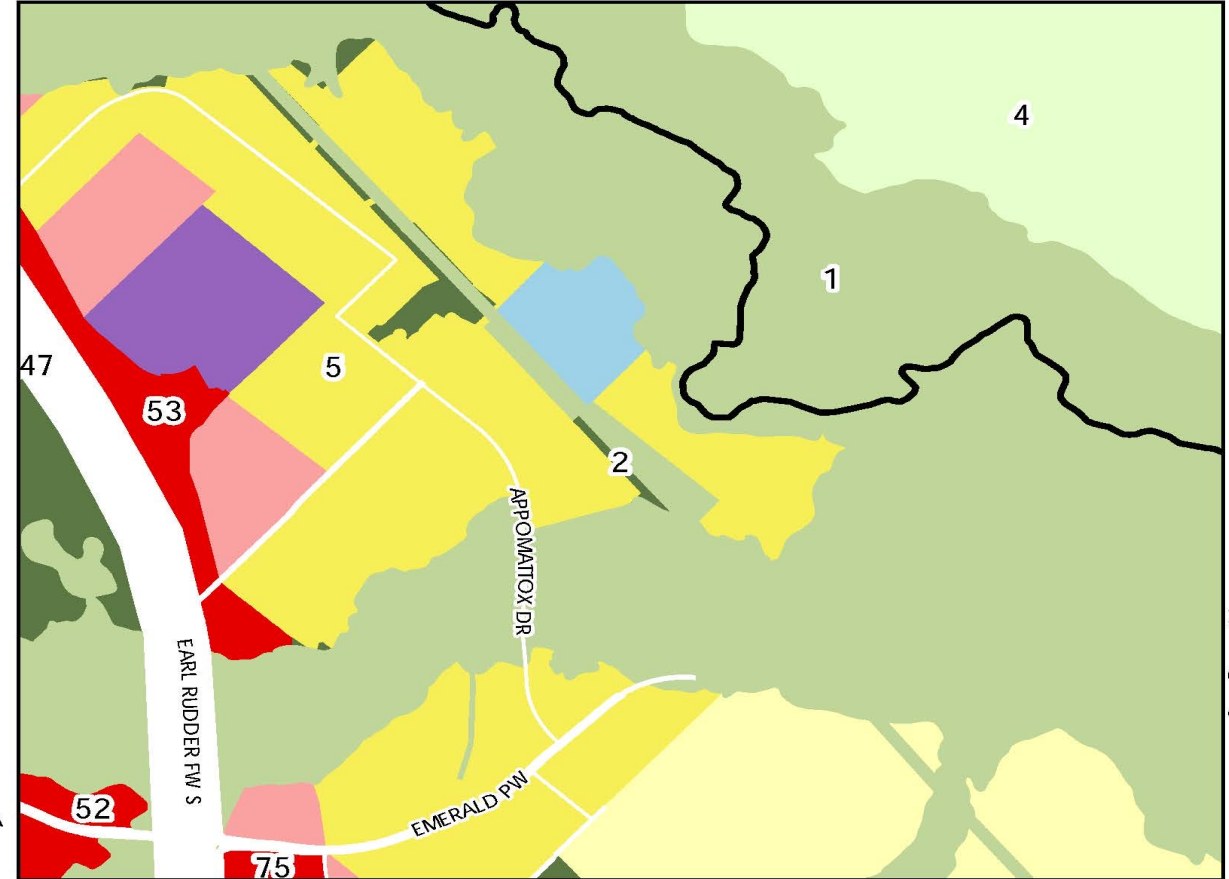
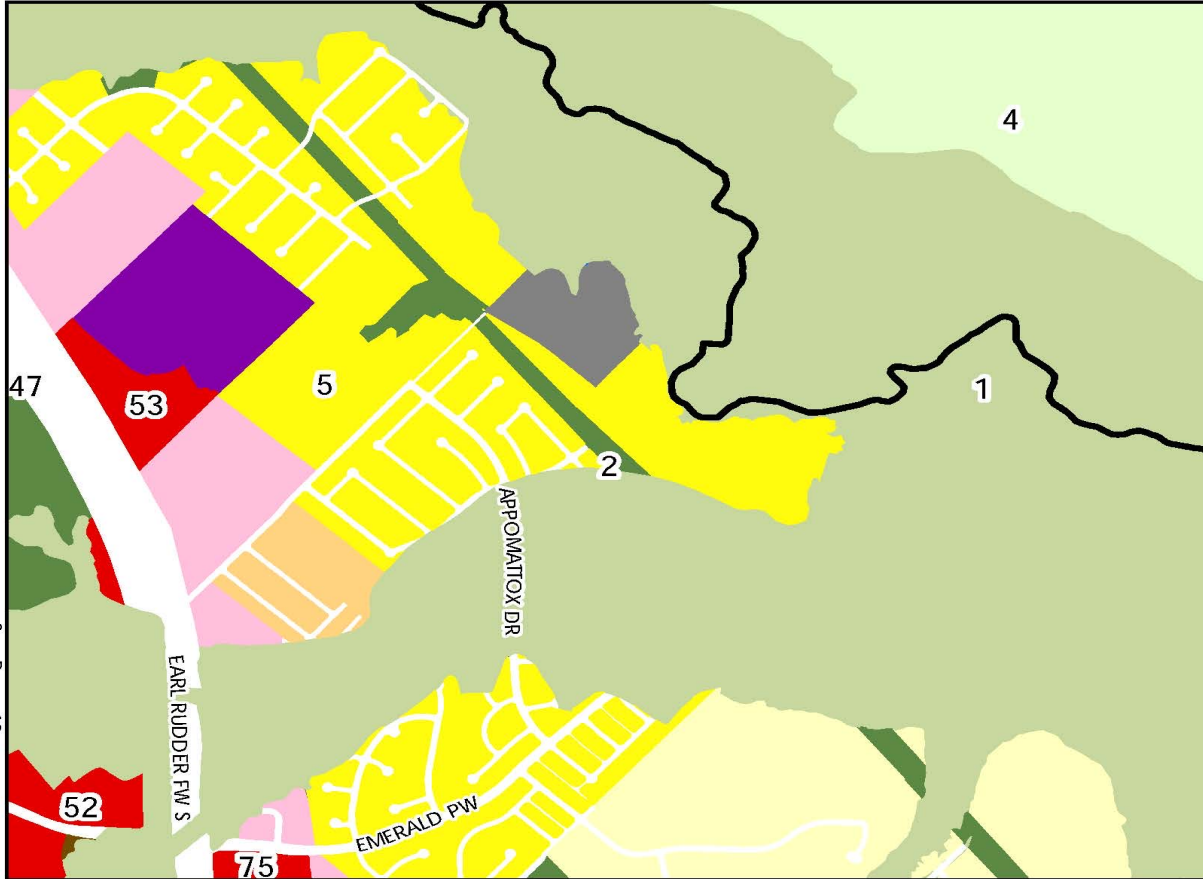


# ADOPTED/CURRENT PLAN

See Page 7

# PROPOSED PLAN

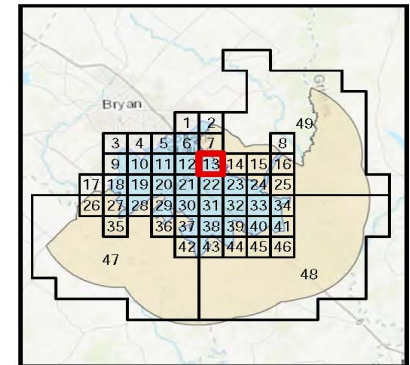
[DRAFT]



See Page 22

	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

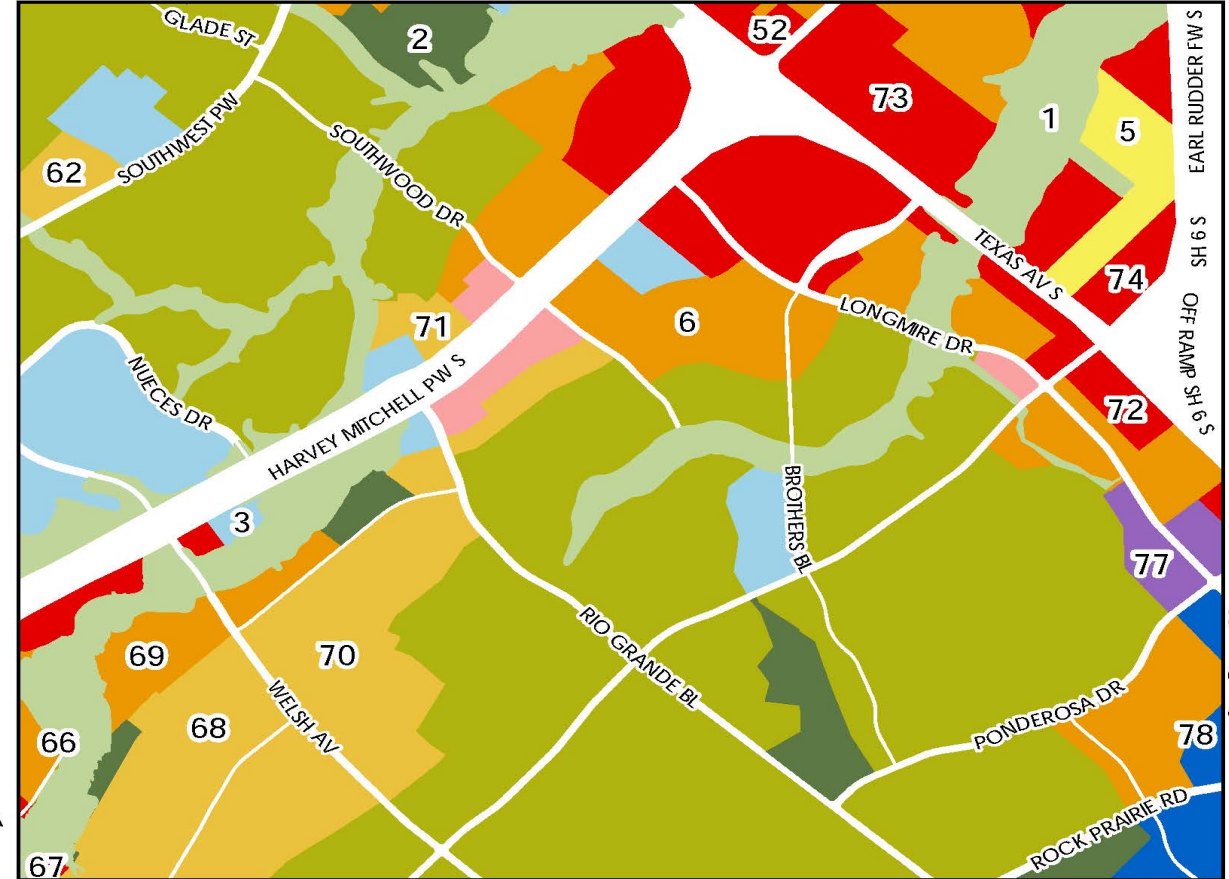
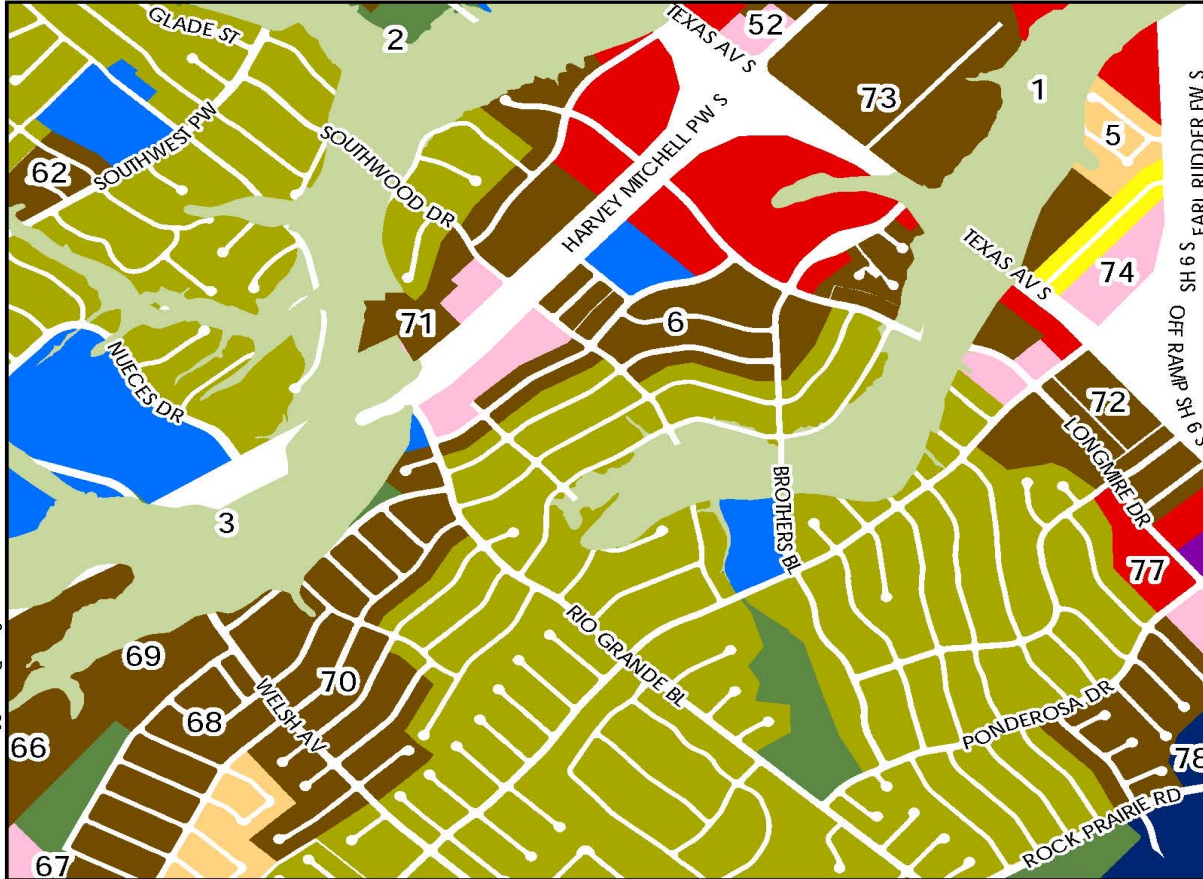


# ADOPTED/CURRENT PLAN

See Page 12

# PROPOSED PLAN

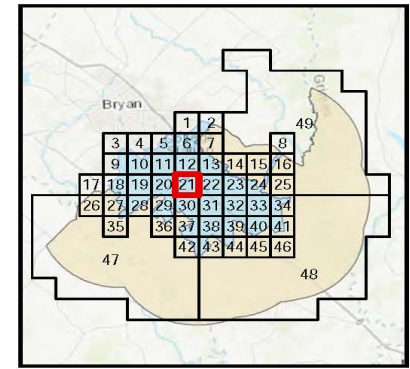
[DRAFT]



See Page 30

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

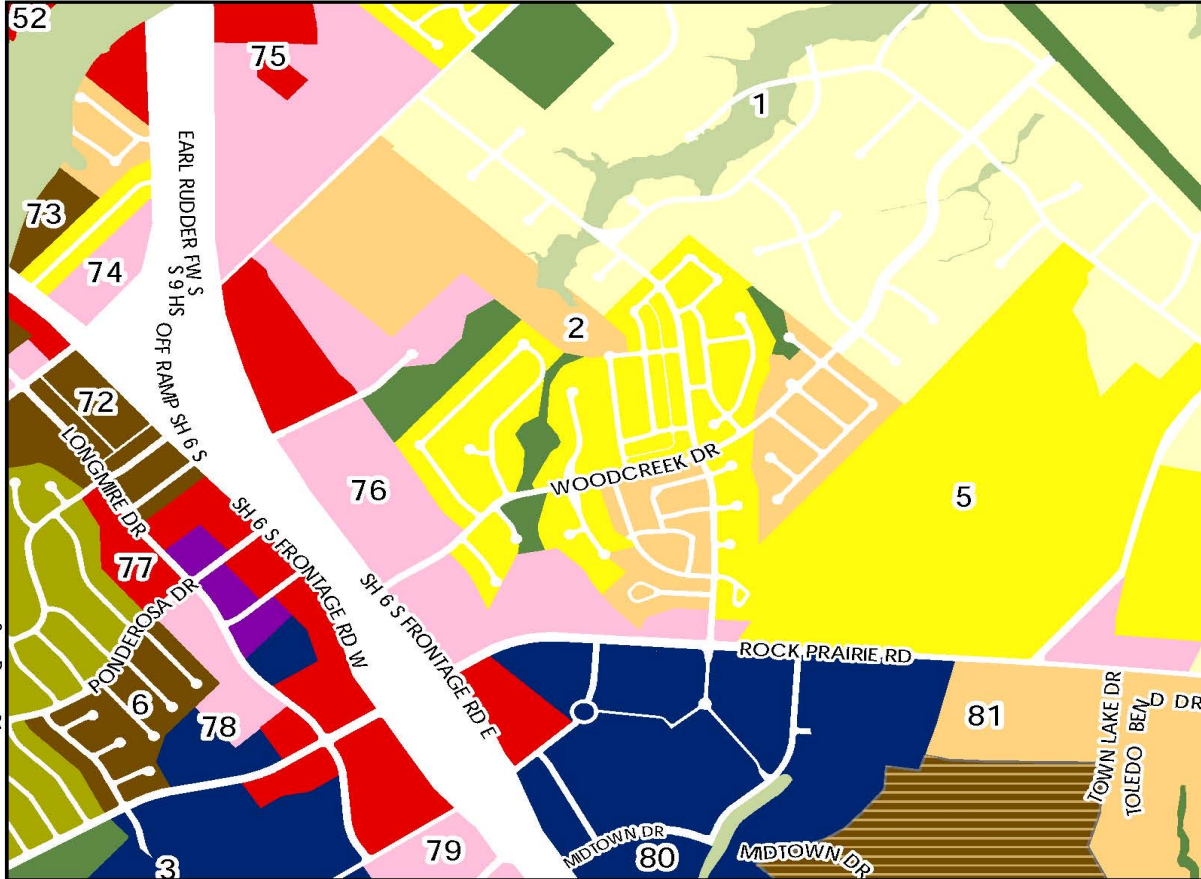


# ADOPTED/CURRENT PLAN

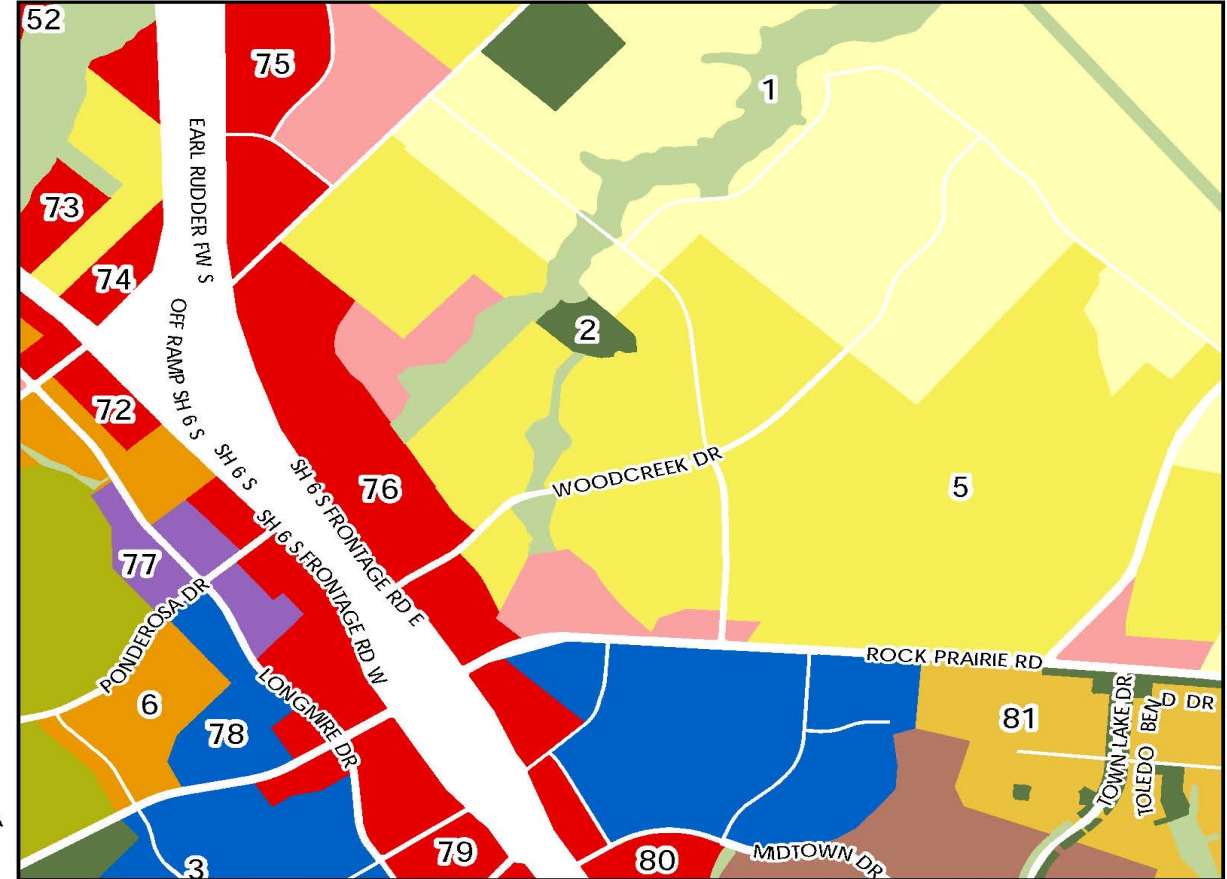
See Page 13

# PROPOSED PLAN

[DRAFT]



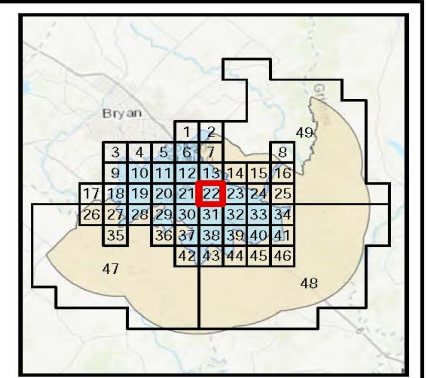
See Page 31



See Page 23

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

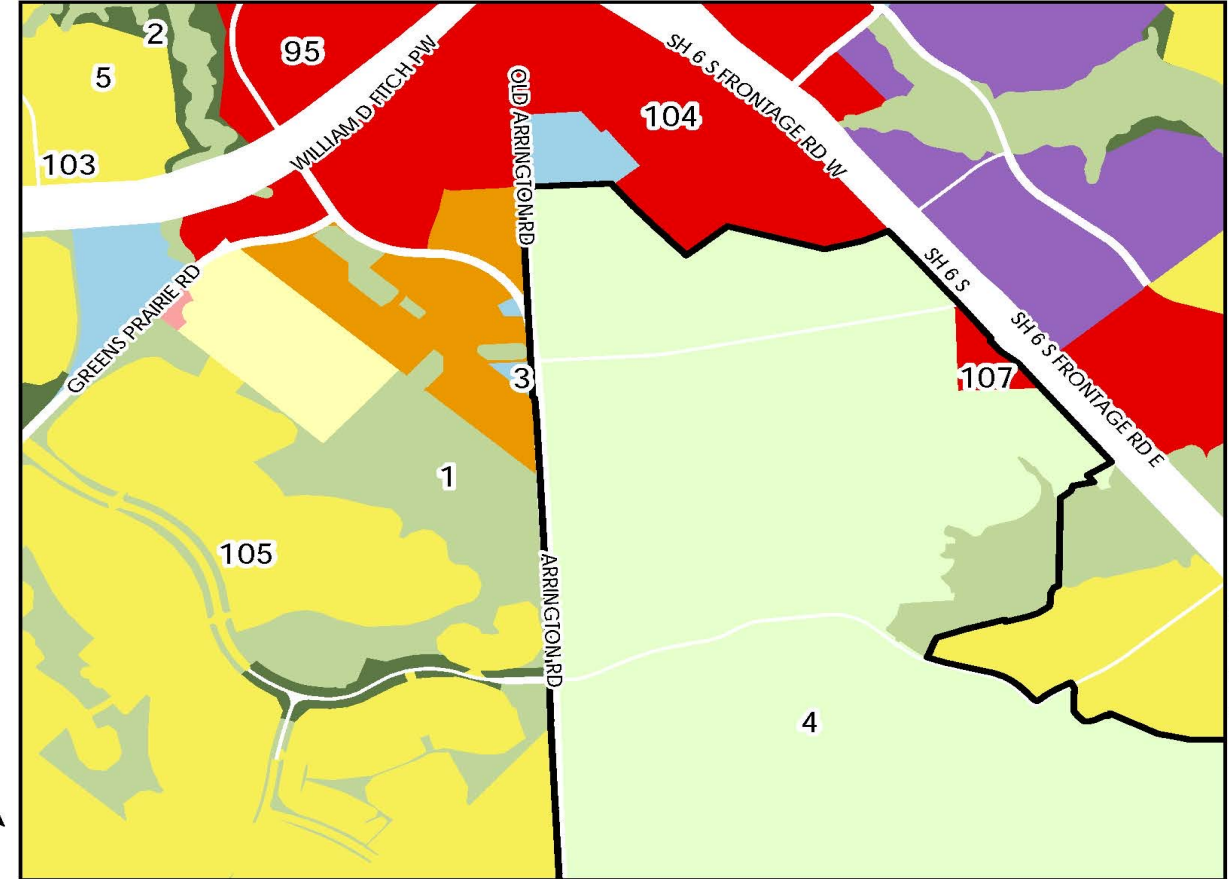
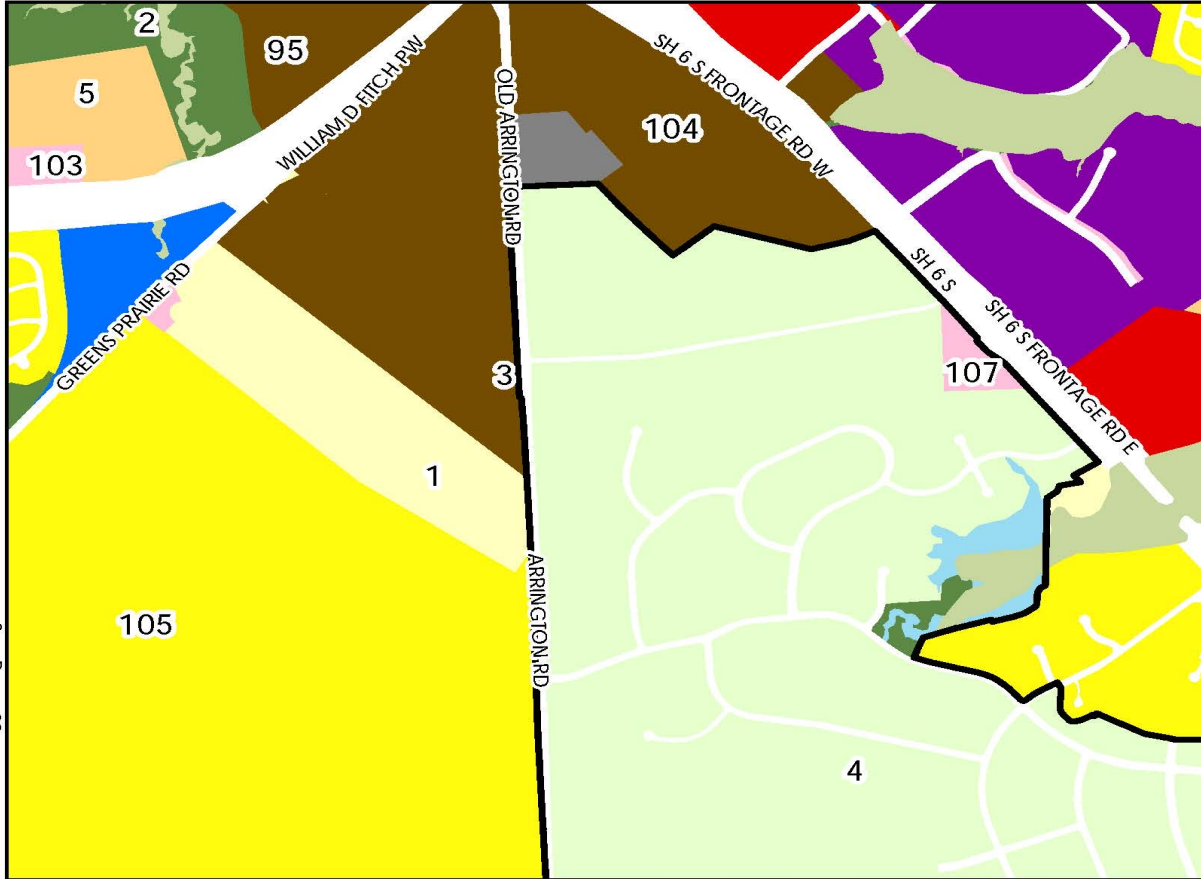


# ADOPTED/CURRENT PLAN

See Page 32

# PROPOSED PLAN

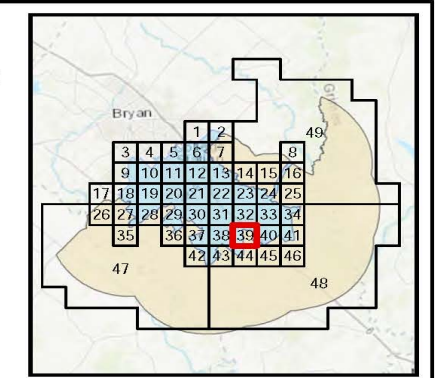
[DRAFT]



See Page 44

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

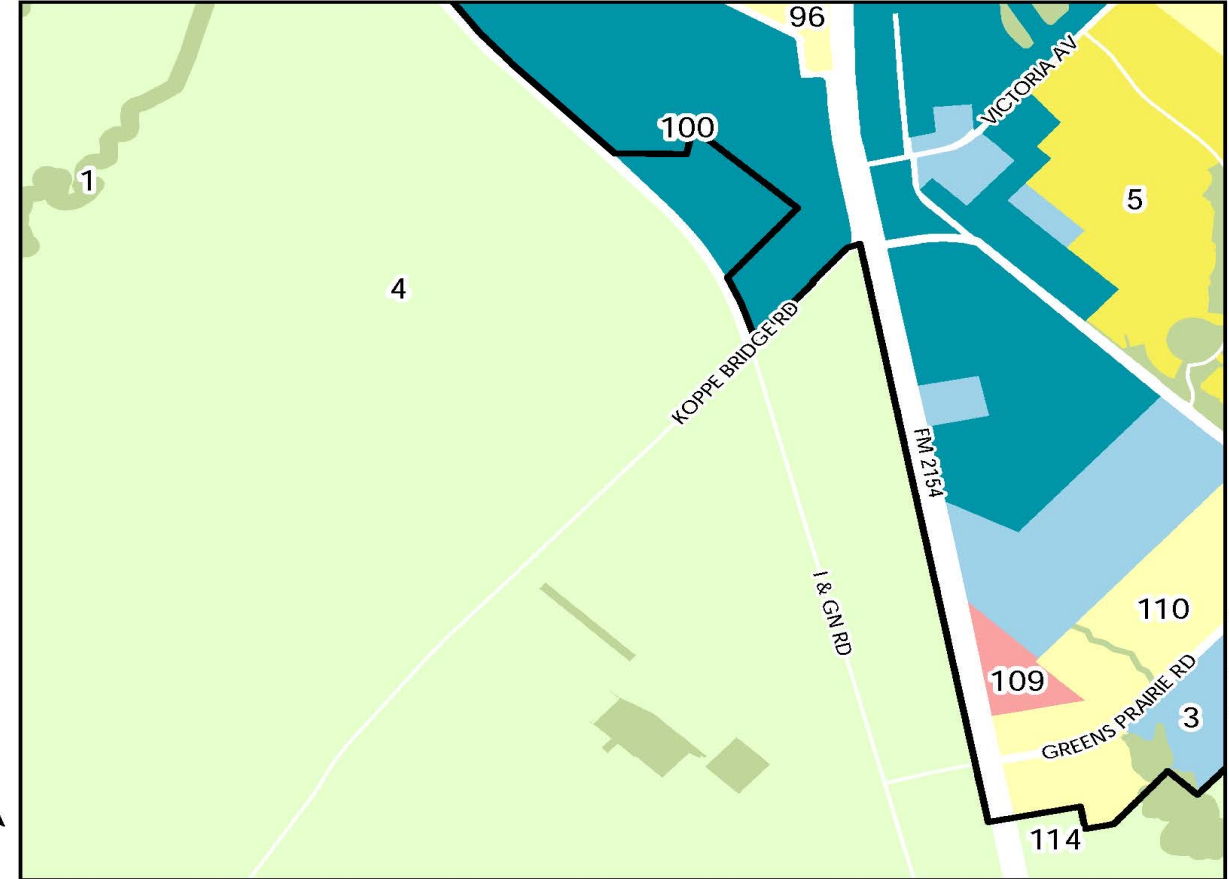
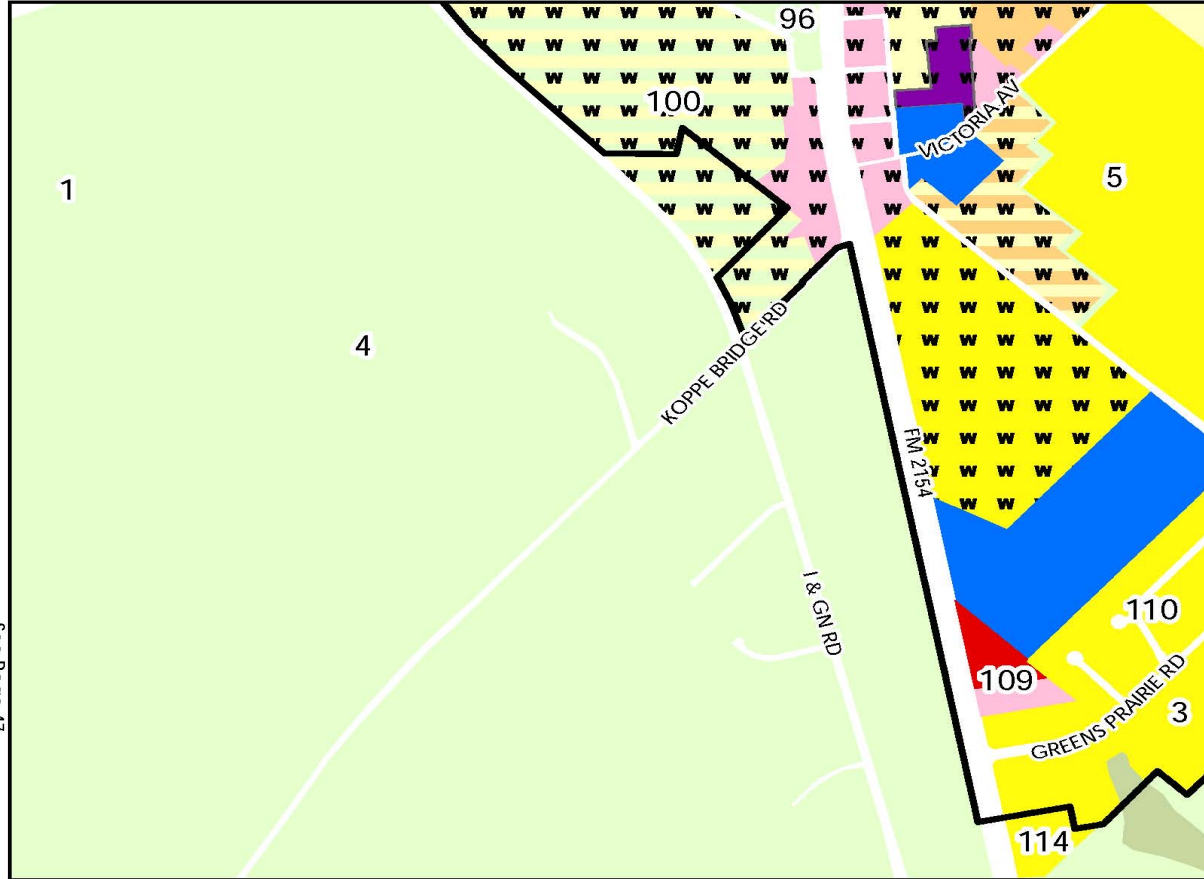


# ADOPTED/CURRENT PLAN

See Page 37

# PROPOSED PLAN

[DRAFT]



Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

See Page 47

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

